

IN RE: PETITION FOR ADMINISTRATIVE * BEFORE THE
ZONING VARIANCE * ZONING COMMISSIONER
cor. SE/S Philadelphia Rd., and *
NE/S Philco Road * OF BALTIMORE COUNTY
9723 Philadelphia Road *
15th Election District * Case No. 96-364-A
6th Councilmanic District *
Raymond J. Stuckey, et ux *
Petitioners *

SEE
ZONING FILE
96-5249
D. PAXTON

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Raymond J. Stuckey and Heather M. Stuckey, his wife, for that property known as 9723 Philadelphia Road in the eastern section of Baltimore County. The Petitioners/property owners herein seek a variance from Section 101 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory building with a footprint larger than the dwelling, in lieu of a smaller footprint; from Section 400.1 to permit an accessory building to extend in the third of the lot closest removed from a side street, in lieu of the farthest third; and from Section 400.3 to permit a 24 ft. 8" height, in lieu of 15 ft., for a detached storage building. The property and relief sought are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for an Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion

ORDER RECEIVED FOR FILING

Date

By

4/25/96
M. Morak

MICROFILMED

of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 25th day of April 1996 that the Petition for an Administrative Variance from Section 101 of the Baltimore County Zoning Regulations (BCZR) to permit an accessory building with a footprint larger than the dwelling, in lieu of a smaller footprint, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a variance from Section 400.1 to permit an accessory building to extend in the third of the lot closest removed from a side street, in lieu of the farthest third, be and is hereby GRANTED; and

IT IS FURTHER ORDERED that a variance from Section 400.3 to permit a 24 ft. 8" height in lieu of 15 ft., for a detached storage building, be and is hereby GRANTED, subject, however, to the following restrictions:

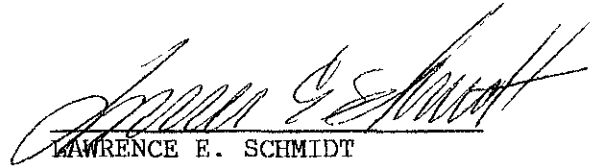
1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The storage building shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

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Date 4/23/96
By [Signature]

3. Compliance with ZAC comments submitted by the Development Plans Review Division, dated April 15, 1996, (attached hereto) are adopted in their entirety and made a part of this Order.

4. When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING

Date

4/25/96

By

SM: [Signature]

MICROFILMED



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 9723 PHILADELPHIA ROAD 21237

which is presently zoned dr55/ML-IM

96-364-A

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s)

101 to permit an accessory building with a footprint larger than the dwelling in lieu of a smaller footprint, 400.1 to permit an accessory building to extend into the third of the lot closest removed from a side street in lieu of the farthest third, and 400.3 to permit a 24'8" height in lieu of 15'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

see other side

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner

(Type or Print Name)

Signature

Address

Phone No

City

State

Zipcode

Legal Owner(s):

RAYMOND J. STUCKEY

(Type or Print Name)

Signature

HEATHER M. STUCKEY

(Type or Print Name)

Signature

9723 PHILADELPHIA ROAD (410)391-0799

Address

Phone No

BALTIMORE, MD 21237-3427

City

State

Zipcode

Name, Address and phone number of representative to be contacted

Name

Address

Phone No

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this ____ day of _____, 19____, that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County, and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY: *MS/K*

DATE: *3/27/96*

ESTIMATED POSTING DATE: *4/7/96*



Printed with Soybean Ink
on Recycled Paper

ITEM #: *367*
MICROFILMED

Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 9723 PHILADELPHIA ROAD
address
BALTIMORE, MD 21237-3427
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

WE WOULD LIKE TO BUILD A STORAGE BUILDING CAPABLE OF
STORING OUR BOAT AND CAMPER. IN ORDER TO DO THIS, WE
WILL NEED A MINIMUM DOOR CLEARANCE OF TWELVE FEET IN
HEIGHT AND A BUILDING OF CONSIDERABLE DEPTH. TO DO SO,
THE BUILDING WILL HAVE A PEAK HEIGHT OF 24'8".

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Raymond J. Stuckey
(signature)

RAYMOND J. STUCKEY
(type or print name)



Heather M. Stuckey
(signature)
HEATHER M. STUCKEY
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 27th day of March, 19 96, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Raymond J. Stuckey + Heather M. Stuckey

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

3-27-96
date

May E. Birkelien
NOTARY PUBLIC

My Commission Expires:

MAY E. BIRKELIEN
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires Nov. 1, 1999

96-364-A

9723 PHILADELPHIA ROAD
BALTIMORE, MD 21237-3427

TAX MAP: 82

GRID: 16

PARCEL 1:632

DEED REF LIBER (BOOK) 11321

FOLIO (PAGE) 0360

1.13[±] AC

LOCATED 1850' NE OF MIDDLE RIVER ROAD ON THE SOUTHEAST
SIDE OF PHILADELPHIA ROAD

MICROFILMED

#367

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

96-364-A

District 15th Date of Posting 4-5-86
Posted for Administrative Variance
Petitioner: Raymond Q. Stuckey
Location of property: 9723 Philadelphia Road

Location of Sign: _____

Remarks: _____
Posted by D. Taylor Date of return: _____
Number of Signs: 1

MICROFILMED

BALTIMORE COUNTY, MARYLAND
OFFICE OF FINANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

94-364-A

DATE 3/27/96 ACCOUNT 01-615

By: W. J. Smith
Check # 367

AMOUNT \$ 85.00

RECEIVED FROM: Stuckey, Raymond - 9723 Philadelphia Rd.

010 - Reg. Fee - \$50.00
080 - 1 sign - \$35.00

FOR: 85.00

MICROFILMED

400503654111111
CH. COLL. 229000 27-96

445.00

DISTRIBUTION
WHITE - CASHIER

PINK - AGENCY

VALIDATION OR SIGNATURE OF CASHIER
YELLOW - CUSTOMER



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 367 Petitioner: Raymond J. Stuckey

Location: 9723 Philadelphia Road

PLEASE FORWARD ADVERTISING BILL TO:

NAME: RAYMOND J. STUCKEY

ADDRESS: 9723 PHILADELPHIA ROAD

BALTIMORE, MD 21237-3427

PHONE NUMBER: (410) 391-0799

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 9, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-364-A (Item 367)
9723 Philadelphia Road
corner SE/S Philadelphia Road and NE/S Philco Road
15th Election District - 6th Councilmanic
Legal Owner(s): Raymond J. Stuckey and Heather M. Stuckey

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property was posted on or before April 7, 1996. The closing date (April 22, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: Raymond and Heather Stuckey

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Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 16, 1996

Mr. and Mrs. Raymond Stuckey
9723 Philadelphia Road
Baltimore, MD 21237-3427

RE: Item No.: 367
Case No.: 96-364-A
Petitioner: Raymond Stuckey, et ux

Dear Mr. and Mrs. Stuckey:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over a circular stamp that contains the same name in a serif font.

W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

RECORDED



B A L T I M O R E C O U N T Y , M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 15, 1996

FROM: *Robert* Robert W. Bowling, Chief
 Development Plans Review Division
 Department of Permits & Development
 Management

SUBJECT: Zoning Advisory Committee Meeting
 For April 15, 1996
 Item No. 367

The Development Plans Review Division has reviewed the subject zoning item. If request is granted, this proposal is subject to the Baltimore County Landscape Manual. A landscape plan must be submitted and approved as a condition of permit approval.

RWB:HJO:jrb

cc: File

ZONE6C

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**Maryland Department of Transportation
State Highway Administration**

David L. Winstead
Secretary
Hal Kassoff
Administrator

4-12-96

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 367 (MJK)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance ~~(S)~~ onto MD/US #7 ¹⁵ are acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-⁵⁴⁵⁻⁵⁵⁸¹~~333-1350~~ if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

for *Bob Small*
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-5500

Office of the Fire Marshal
(410) 887-4880

DATE: 04/09/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APR. 08, 1996

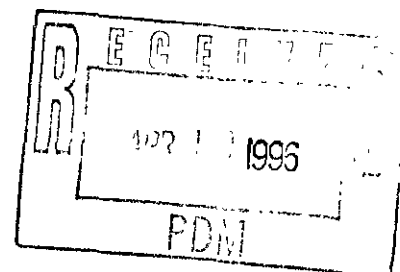
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 365, 366, 367, 368, 369,
370, 371, 372, 373, 374 AND 375.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: April 15, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 9723 Philadelphia Road

INFORMATION:

Item Number: 367

Petitioner: Stuckey Property

Property Size: _____

Zoning: DR-5.5 & ML-IM

Requested Action: Administrative Variance

Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, a restriction should be placed in Order stating that the garage shall not be converted to a second dwelling unit and/or apartment, and the garage shall contain no kitchen or bathroom facilities.

Prepared by: Jeffrey W. Long

Division Chief: Gary L. Keller

PK/JL

MICROFILMED

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 15, 1996

FROM: *[Signature]* Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
For April 15, 1996
Item No. 367

The Development Plans Review Division has reviewed the subject zoning item. If request is granted, this proposal is subject to the Baltimore County Landscape Manual. A landscape plan must be submitted and approved as a condition of permit approval.

RWB:HJO:jrb

cc: File

ZONE6C

MICROFILMED

CONC. MON.

08°58'W 96.12' PIPE
55°17'58"W 68.73' PIPE

(C) (H) (S)

N 56°43'02"W

460.04

(2)

(9)

373.41'

ROAD

54°18'06"E

PHILCO

CONC. PAD
20.2' 18.4'

MAC. DRIVE

WOOD DRIVE

(I)

(L)

39.0' 32.1' 17.1' 22.0' 11'

REBAR

10' TEMPORARY CONSTRUCTION AREA (5543/603)

PHILADELPHIA

PIPE

54°03'02"E

ROAD

55°17'58"W 75.00'

SETBACK DISTANCE
ACCURACY: ± 1'

I hereby certify that the property shown is not in the 100 year flood area as shown on the flood insurance rate map (panel 430 of 575 dated MARCH 2, 1981) ZONE C

Numbers represent photographs

1. This plot is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or its agent in connection with contemplated transfer, financing or re-financing.
2. This plot is not to be relied upon for the establishment or location of fences, garages, buildings, or other existing or future

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April 1885

AGENCY
OWNER

SEPTEMBER 11, 1961

1711094

1000 2 00 2

FILE	03/26/96	03/26/96	03/26/96	03/26/96
DATE	03/26/96	03/26/96	03/26/96	03/26/96
PROPERTY	41 0267414	PROPERTY	ADDRESS	
RECEIVED	41 0400074	7725	PHILADELPHIA RD	
COUNTY	41 0400074	SUBDIV	1850 NE OF MIDDLE RIVER	
AREA	0267414	TAX ACCOUNT #	1519714660	DISTRICT/PRECEPT 31 04
		OWNER'S INFORMATION (LAST, FIRST)		
FILE	41 0400074	NAME	STUCKEY, RAYMOND A HEATHER	
DATE	03/26/96	ADDR	7725 PHILADELPHIA RD 21237	
DATE OF OWNER				
		APPLICANT INFORMATION		
APPLICANT	03/26/96	NAME	RAYMOND STUCKEY	
RECEIVED	03/26/96	COUNTY		
COUNTY		ADDR1	7725 PHILADELPHIA RD	
		ADDR2	W 101 RD 21237	
RECEIVED FOR	41 0400074	PHONE #	451 6722	CELLNO #
NOTES	PLS/JP/KJP			

INGENIERO

PERMIT DETAIL	PI 3 - INSPECTIONS	PI 7 - DUTY	PI 9 - SAW
PI 2 - APPROVAL	PI 4 - ASSESS PERMIT	PI 8 - NEXT PERMIT	PI 10 - END

PERMIT HISTORY

FILE	05/28/75	AUTOMATED TRAIL TRACKING SYSTEM	LAST UPDATE	05/29/75
		WUJDER DETAIL	PLM	17 11 15

PERSON #	0262444	PLGRS	COMPET	PLOT #	RGCT	BLK	BLK
					FLY @	DATA @	FLY @
		TENANT					
SUB OFFR	COG	CONTR	OWNER				
THROW		FLGR					
USE	92	SHED					

FOUNDATION BASE WORK: CONSTRUCT A STORAGE SHED IN REAR YARD (NOTE # 96-354 A. 60X60X24'8" 3600 G.).

COMPTON ELECTRON SPECTRA OF WATER

CENTRAL AIR
EARTHBOUND POWER
97,000 WATT PROPOSED USE: MED & SHED
OILBURNER 1 LIZARDING USE: MED

RELATIONAL GATEWAY
\$\$\$\$ ID: \$\$\$\$ ID: (0) B D (0) A T:
A L O N E Y U L O R O O S P A S S W O R D:

ENTER	NEXT	DETAIL	PF2	APPROVALS	PF7	PREV. SCREEN	PF9	SAVE
PF4	GLOBAL	EDIT	PF3	TECHNCTIONS	PF8	NEXT SCREEN	Clear	DELETE

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Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 9133 PHILADELPHIA ROAD

Subdivision name: W/O

Plat book # 1132, folio # 0360, lot # —, section # —

OWNER: RAYMOND & HEATHER STUCKEY

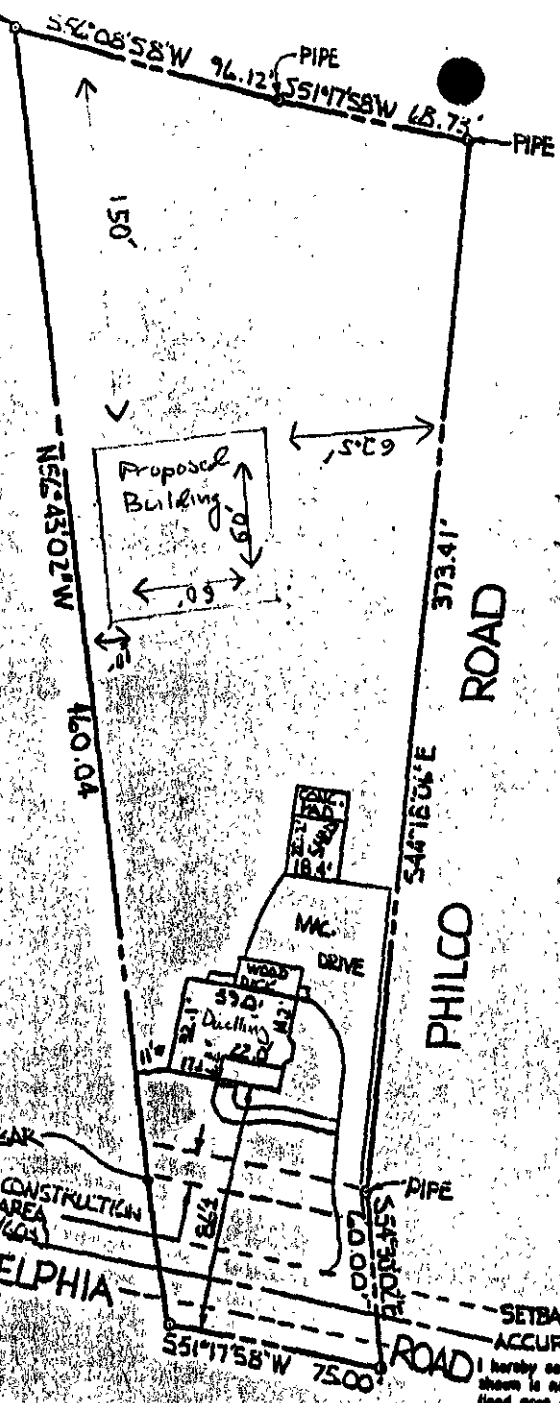
see pages 5 & 6 of the CHECKLIST for additional required information

94-364-A



North
date: 3-26-96
prepared by: RAYMOND STUCKEY Scale of Drawing: 1" = 50'

[Handwritten signature]



1. This plot is of benefit to a consumer only insofar as it is required by a lender or a title insurance company or the agent in connection with contemplated transfer, financing or re-financing.
2. This plot is not to be relied upon for the establishment of location of fences, garages, buildings, or other existing or future

I hereby certify that the property shown is not in the 100 year flood area as shown on the flood insurance rate map (panel 1) of 525 dated MARCH 2, 1981 ZONE C

LOCATION INFORMATION

Election District: 15

Councilmanic District: * 6

T-200' scale map: WE CH

Zoning: DR S.5/M-L-1M

Lot size: 1.13 ± 49,222.80 acreage square feet

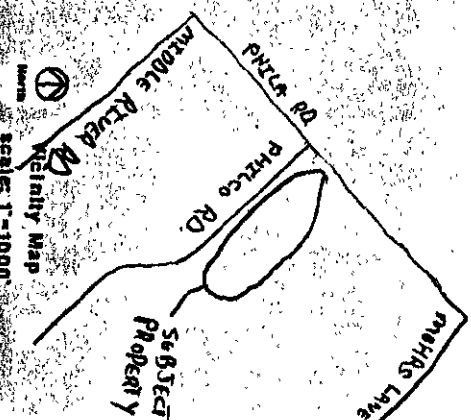
SEWER: ☒ private
WATER: ☒ no

Chesapeake Bay Critical Area: ☐ no
Prior Zoning Hearings: none

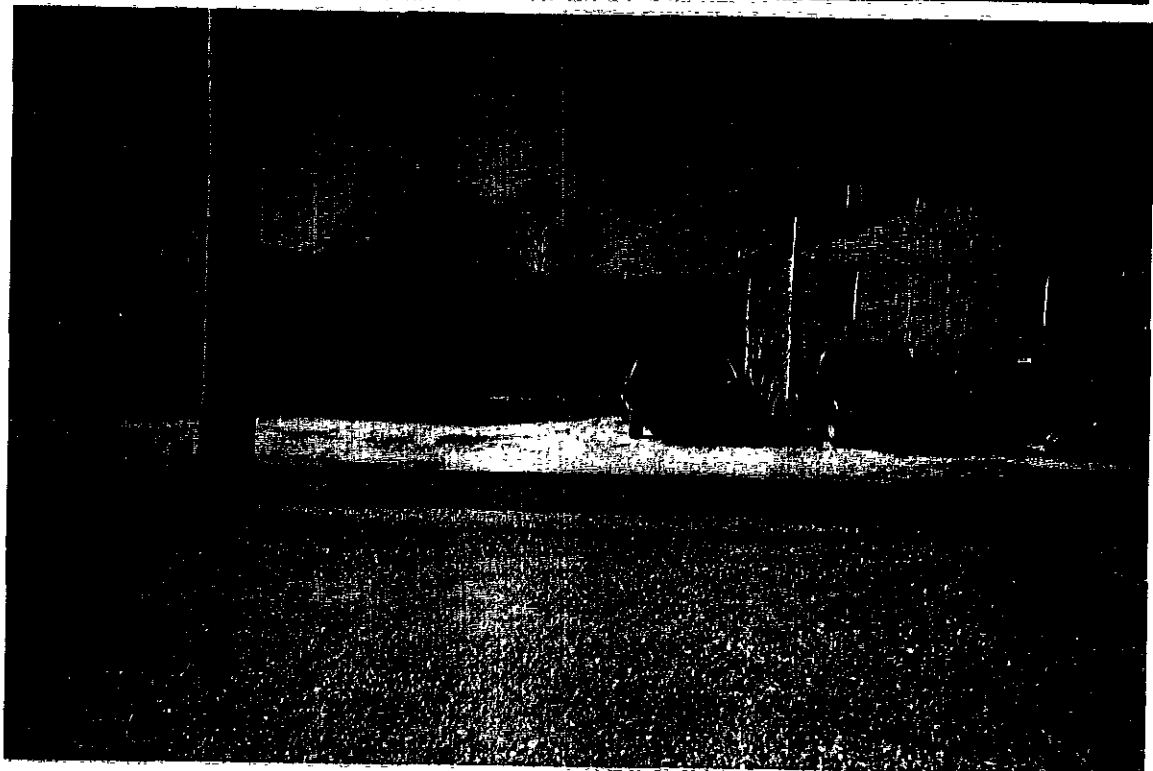
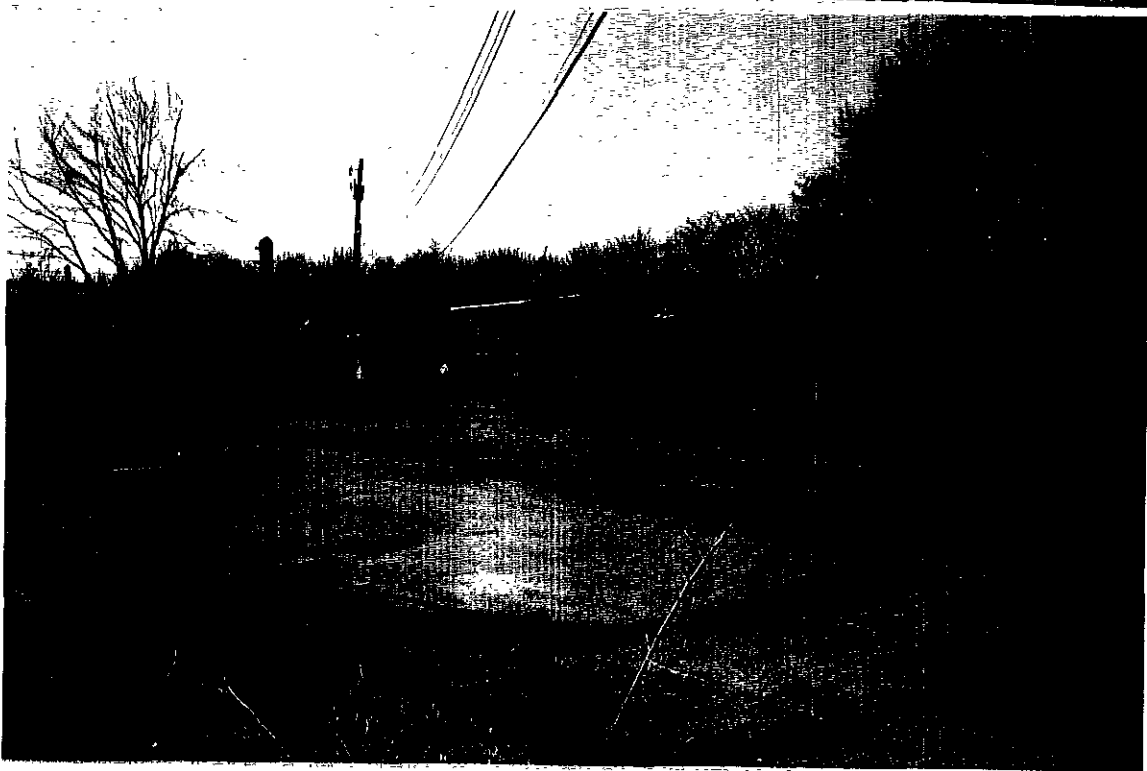
Zoning Office USE ONLY!

reviewed by: ITEM #: CASE #:

367

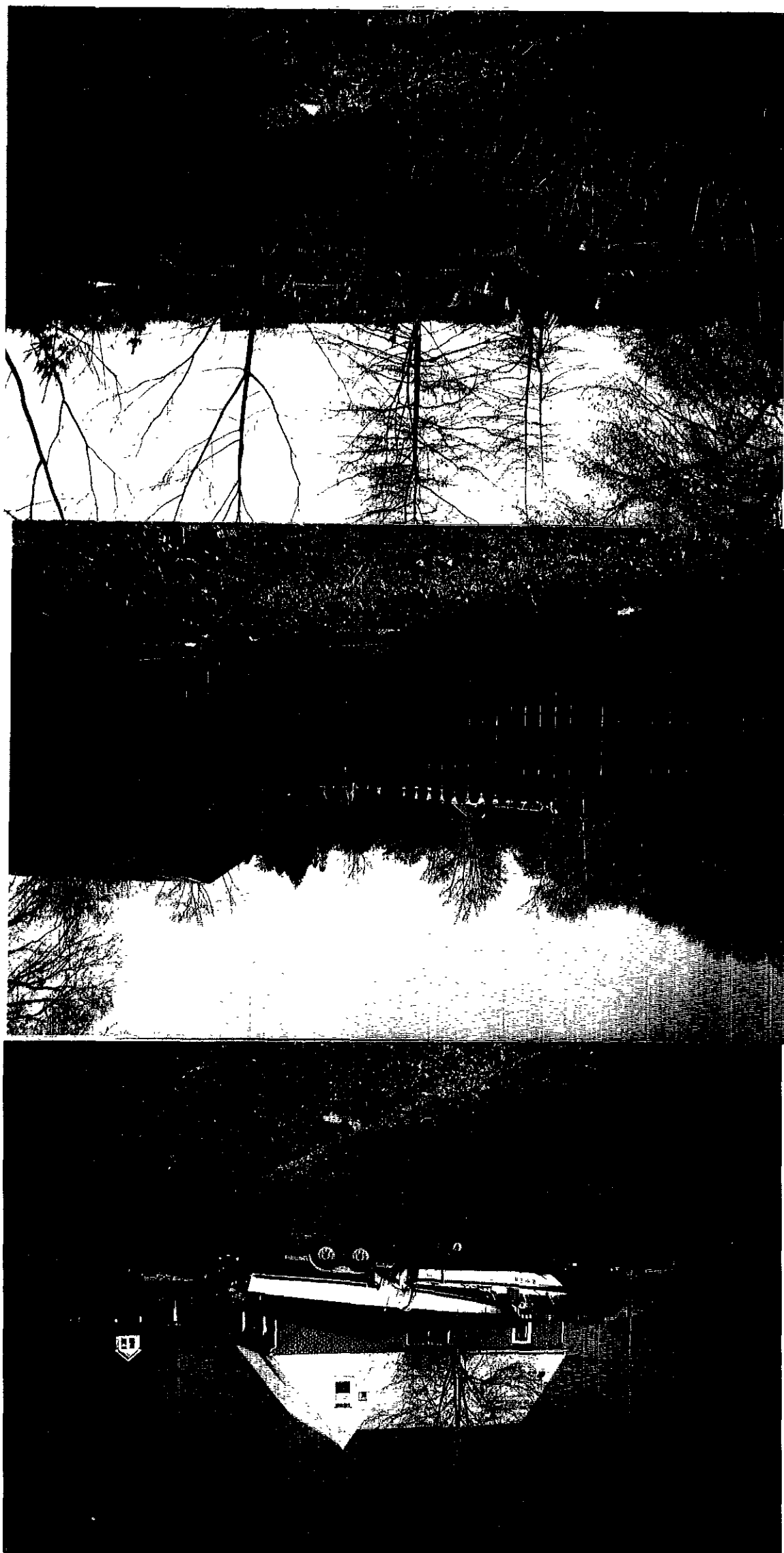


96-364-A



MICROFILMED

MICROFILMED



96-364-A

MICROFILMED



96-364-A

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 24, 1996

Mr. and Mrs. Raymond J. Stuckey
9723 Philadelphia Road
Baltimore, Maryland 21237-3427

RE: Petition for Administrative Variance
Case No. 96-364-A
Property: 9723 Philadelphia Road

Dear Mr. and Mrs. Stuckey:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3353.

Very truly yours,


Lawrence E. Schmidt
Zoning Commissioner

LES:mmn
encl.

MICROFILMED





Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 367 Petitioner: Raymond J. Stuckey

Location: 9723 Philadelphia Road

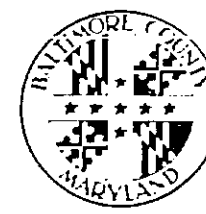
PLEASE FORWARD ADVERTISING BILL TO:

NAME: RAYMOND J. STUCKEY

ADDRESS: 9723 PHILADELPHIA ROAD

BALTIMORE, MD 21237-3427

PHONE NUMBER: (410) 391-0799



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 9, 1996

NOTICE OF CASE NUMBER ASSIGNMENT

Re: CASE NUMBER: 96-364-A (Item 367)
9723 Philadelphia Road
corner 36/3 Philadelphia Road and N/S Philco Road
15th Election District - 6th Councilmanic
Legal Owner(s): Raymond J. Stuckey and Heather M. Stuckey

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact with this office regarding the status of this case should reference the case number and be directed to 887-3391. This notice also serves as a refresher regarding the administrative process.

- 1) Your property was posted on or before April 7, 1996. The closing date (April 22, 1996) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reposted and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reposting and newspaper advertising are payable by the petitioner(s).

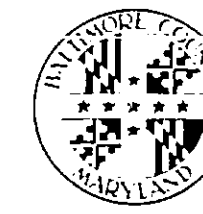
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Carl Jablon
Arnold Jablon
Director

cc: Raymond and Heather Stuckey

Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

April 16, 1996

Mr. and Mrs. Raymond Stuckey
9723 Philadelphia Road
Baltimore, MD 21237-3427

RE: Item No.: 367
Case No.: 96-364-A
Petitioner: Raymond Stuckey, et ux

Dear Mr. and Mrs. Stuckey:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on April 15, 1996.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,
Carl Richards, Jr.
W. Carl Richards, Jr.
Zoning Supervisor

WCR/jw
Attachment(s)

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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 15, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

SUBJECT: Zoning Advisory Committee Meeting
For April 15, 1996
Item No. 367

The Development Plans Review Division has reviewed the subject zoning item. If request is granted, this proposal is subject to the Baltimore County Landscape Manual. A landscape plan must be submitted and approved as a condition of permit approval.

RWB:HJO:jrb

cc: File

30NE6C



Maryland Department of Transportation
State Highway Administration

David L. Winstead
Secretary
Hal Kassoff
Administrator

Ms. Joyce Watson
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 96-364-A

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval, as a field inspection reveals the existing entrance onto MD/US 40 is acceptable to the State Highway Administration (SHA) and this development is not affected by any SHA projects.

Please contact Bob Small at 410-393-1950 if you have any questions. Thank you for the opportunity to review this item.

Very truly yours,

Robert Burns
Ronald Burns, Chief
Engineering Access Permits
Division

BS

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government
Fire Department



700 East Joppa Road
Towson, MD 21286-3500

Office of the Fire Marshal
(410) 887-4330

DATE: 04/09/96

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

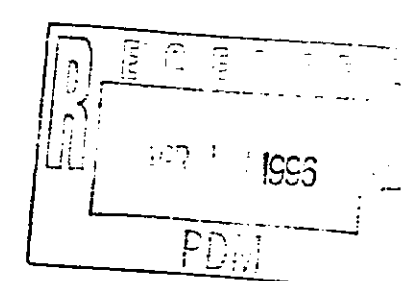
Location: DISTRIBUTION MEETING OF APR. 08, 1996

Item No.: SEE BELOW Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time. IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374 AND 375.



REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File
Printed with Soybean Ink
on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: April 15, 1996

FROM: Arnold F. "Pat" Keller, III, Director, OP

SUBJECT: 9723 Philadelphia Road

INFORMATION:

Item Number: 367

Petitioner: Stuckey Property

Property Size: _____

Zoning: DR-5.5 & ML-1M

Requested Action: Administrative Variance

Hearing Date: _____

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, a restriction should be placed in Order stating that the garage shall not be converted to a second dwelling unit and/or apartment, and the garage shall contain no kitchen or bathroom facilities.

Prepared by: *Jeffrey W. Long*

Division Chief: *Carol Keller*

PK/JL

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 15, 1996

FROM: Robert W. Bowling, Chief
Development Plans Review Division
Department of Permits & Development
Management

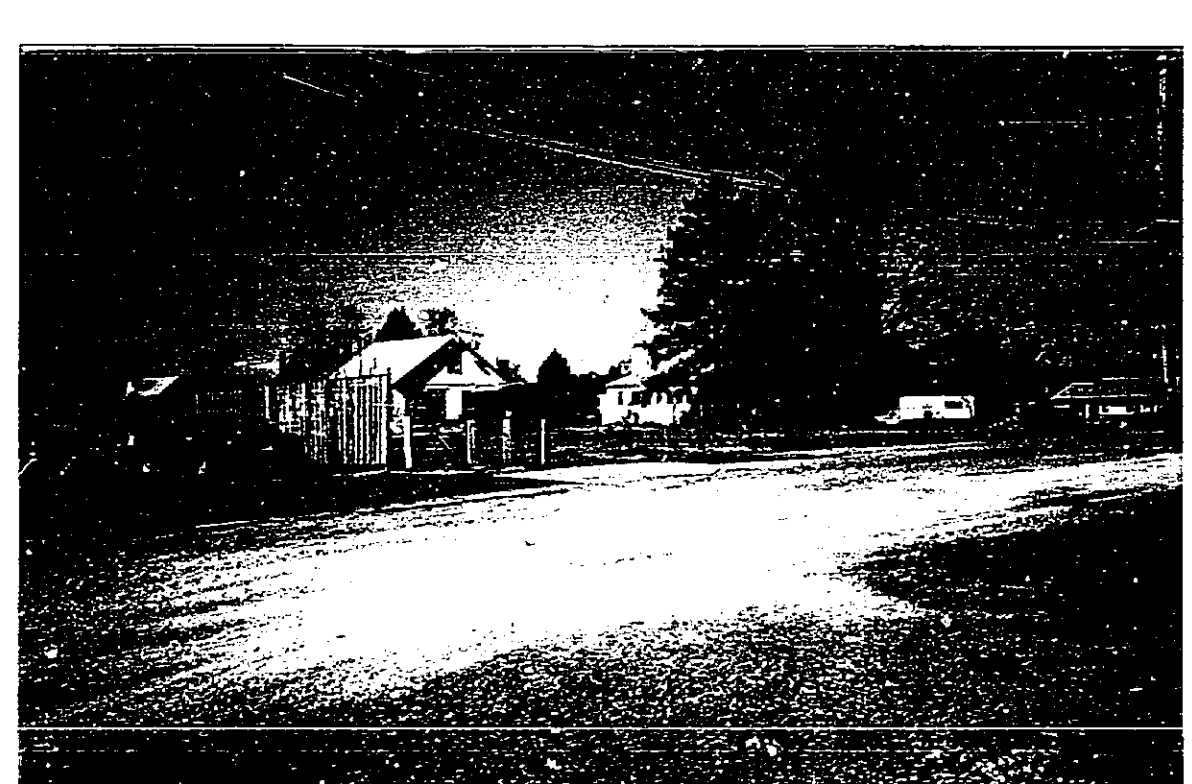
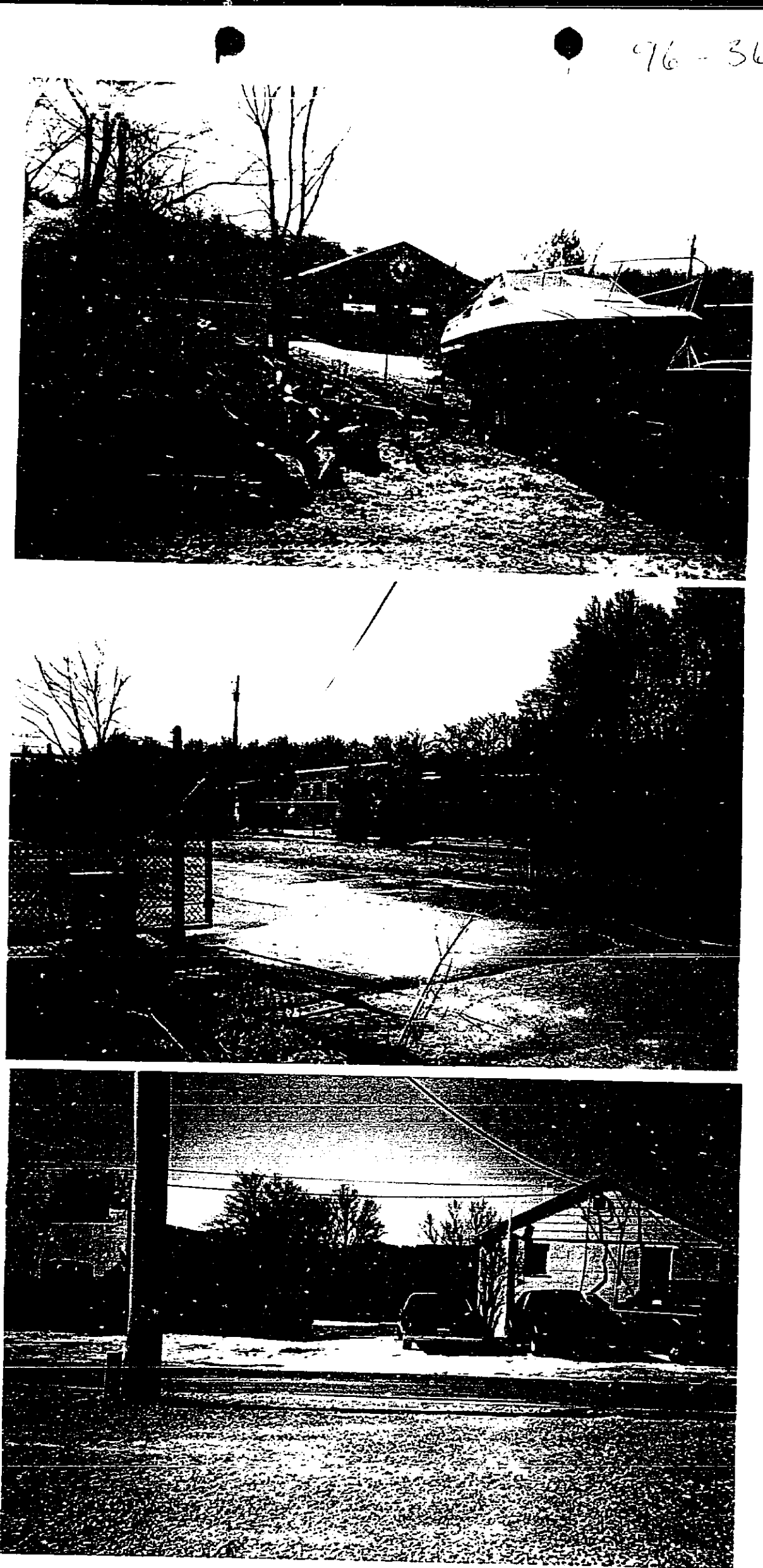
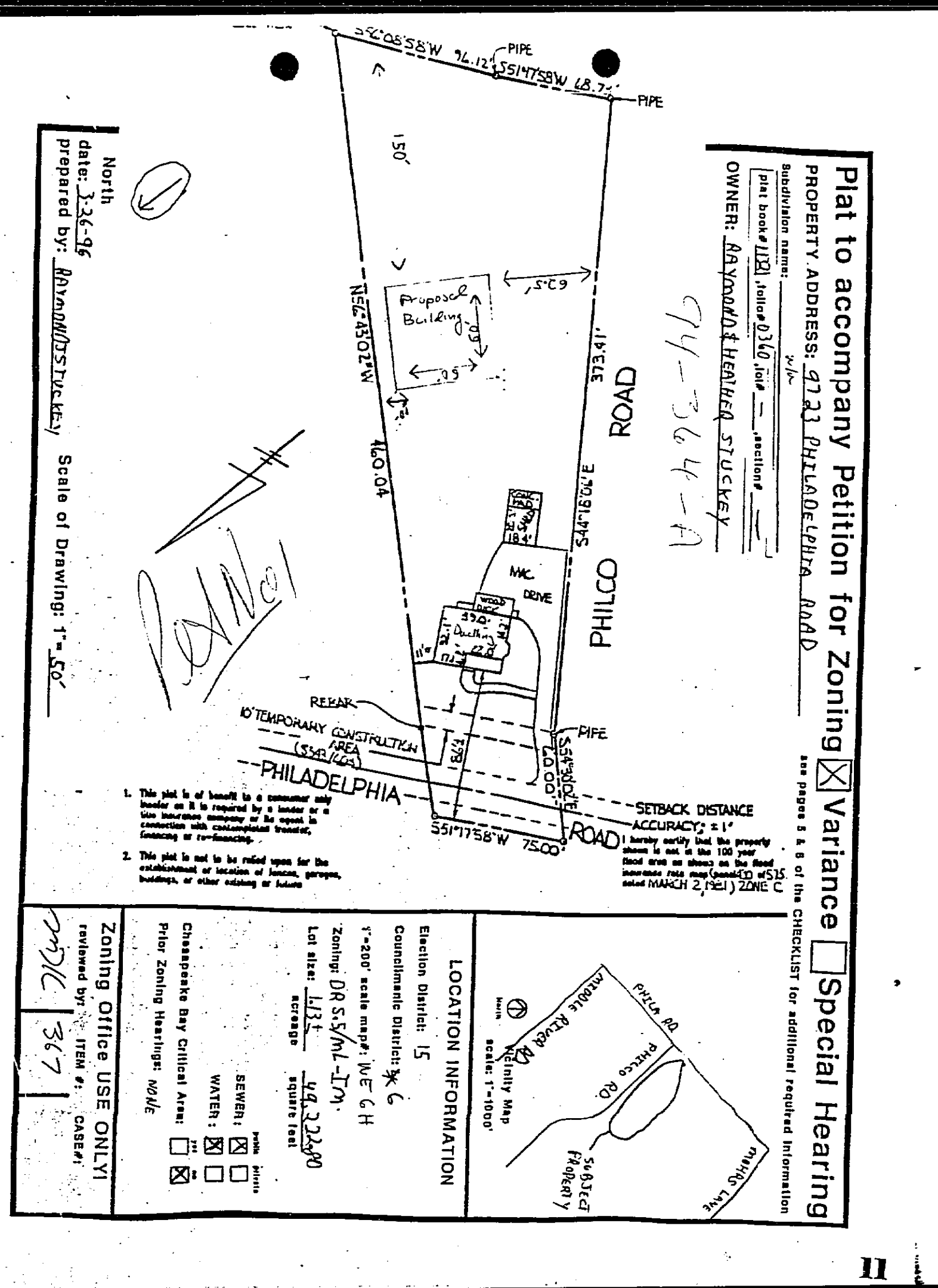
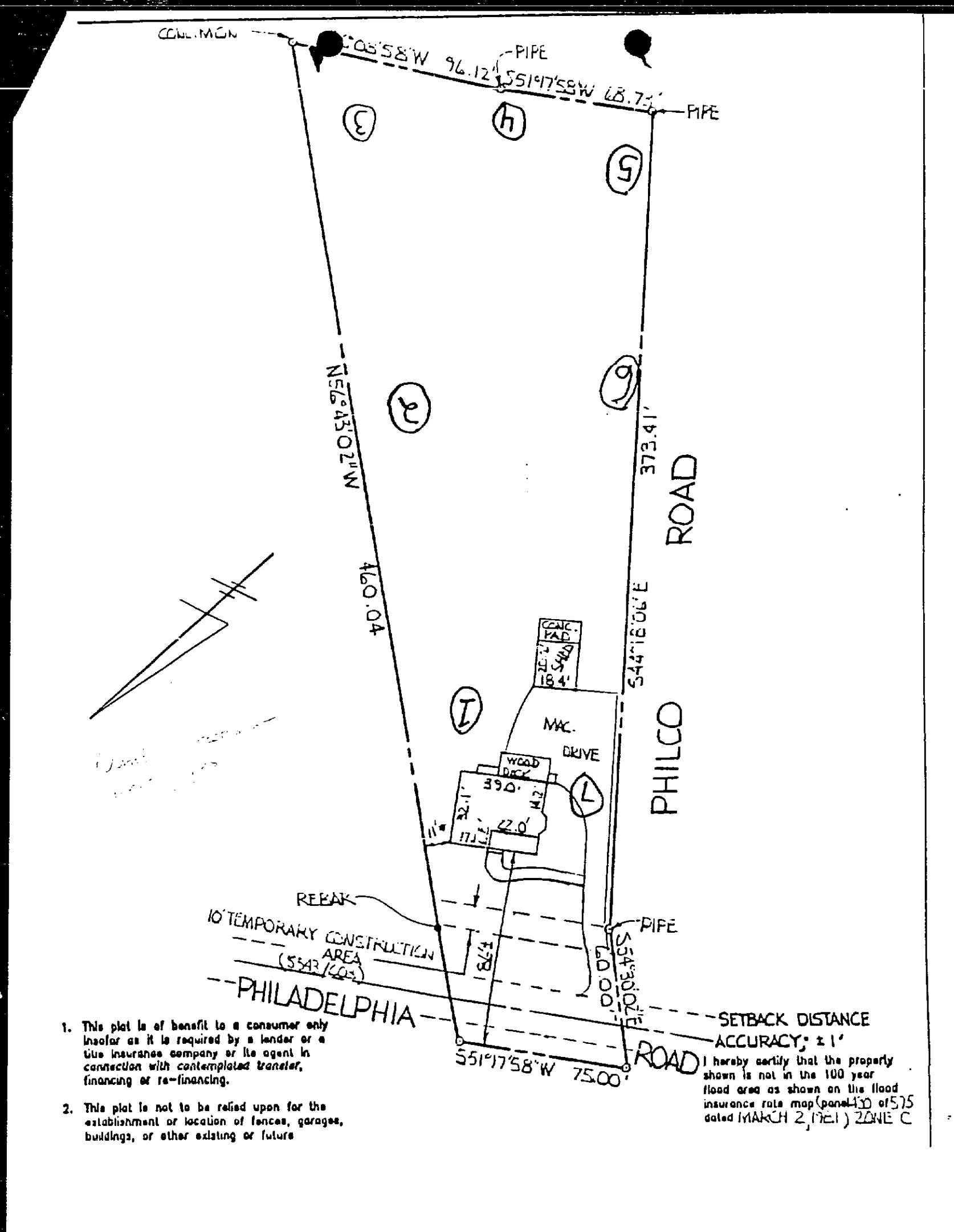
SUBJECT: Zoning Advisory Committee Meeting
For April 15, 1996
Item No. 367

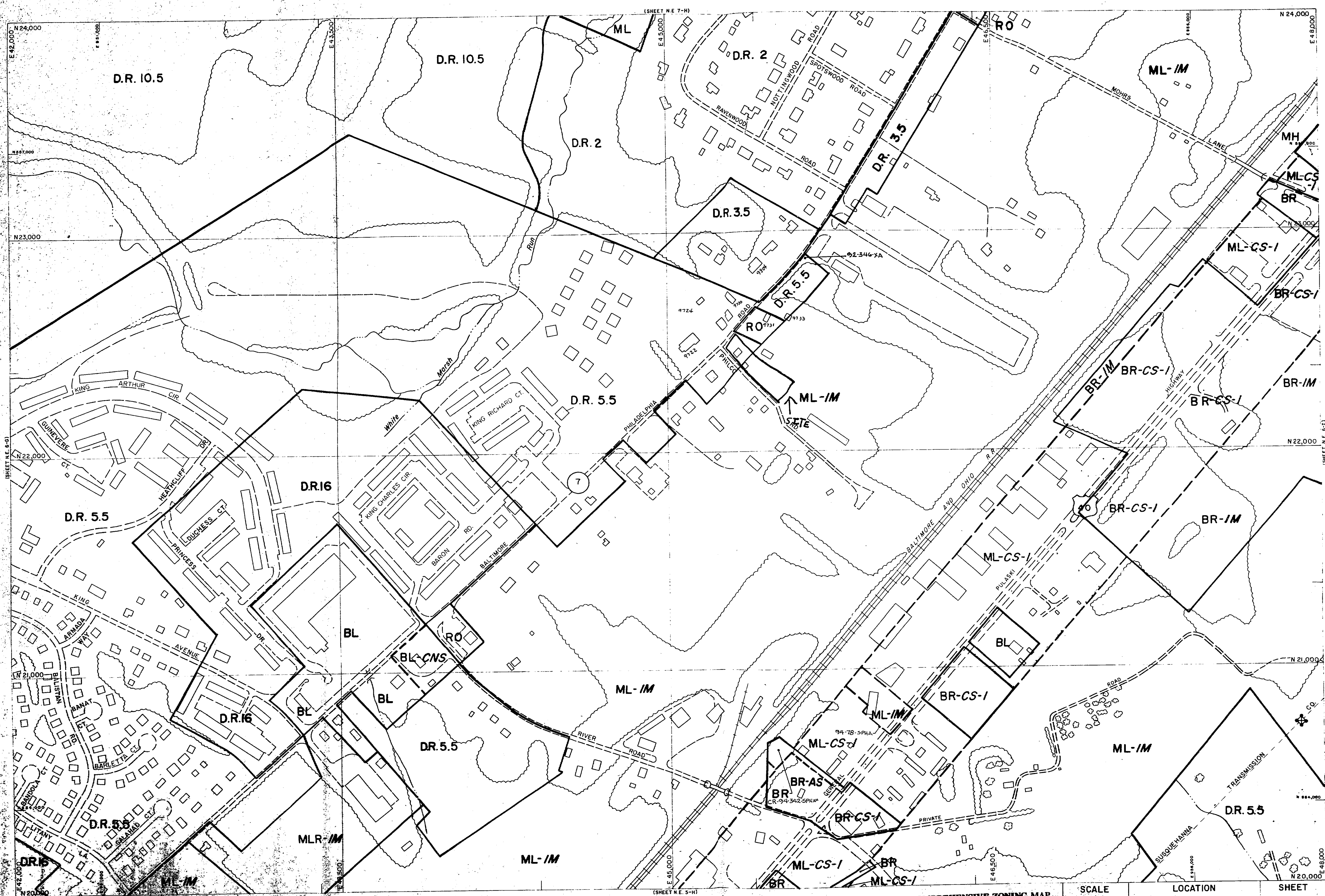
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RWB:HJO:jrb

cc: File

30NE6C





M - SW - M - SE
I - NW - I - NE

THIS MAP HAS BEEN REVISED IN SELECTED AREAS
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HARRIS, INC. BALTIMORE, MD. 21210

BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill A. Howard
Chairman, County Council

SCALE 1" = 200' ±	LOCATION POPLAR	SHEET N.E. 6-H
DATE OF PHOTOGRAPHY JANUARY 1986		

367

96-364-A



96-364-A

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±	POPLAR	NE
DATE OF PHOTOGRAPHY JANUARY 1986	# 367	6-H